

City of Bothell

Notice of Application

Issue date: November 1, 2018

End of comment period 5:00 PM on November 22, 2018

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: SEPA Determination

Applicant: Tang Real Estate Investments
Jimmy Tang, Jimmy@tangrei.com
225 Logan Ave S, Suite 307
Renton, WA 98057

Agent: CES NW Inc.
Jennifer Caldwell, jcaldwell@cesnwinc.com
429 29th Street NE, Suite D
Puyallup, WA 98372

Hearing information, if applicable: A hearing is required but has not been scheduled

Project case number: SUB2018-13008, PUD2018-13010, SEP2018-13009,
BLA2018-12977

Project name: Tang 5-lot Preliminary Plat and PUD

Project location: 16869 and 16863 Brickyard Road NE, Bothell, WA 98011

Project description: The applicant proposes a preliminary plat and preliminary "Clustered" Planned Unit Development (PUD). The two properties are zoned 9,600. Both properties are owned by the same person. A Boundary Line Adjustment is being submitted for both properties to increase the area of the property at address 16869 to a 1.08-acre site. The site slopes down from the SW corner to the NW corner about 30 feet. A private street is proposed to provide access between each proposed lot and Brickyard Rd/Juanita Woodinville Way NE. The existing home and garage/shop at 16869 would be demolished. No critical areas are on or near the site. Approximately 30 percent of the site is proposed as permanent open space to meet BMC 12.30 Clustered development requirements.

Other permit applications pending with this application: This is a combined Preliminary Plat and Preliminary PUD project

Other permits approved or required, but not included with this application: Building, Grading and Utilities, Boundary Line Adjustment

Special studies requested of the applicant at this time (RCW 36.70B.070): None

Existing documents that evaluate the impacts of the proposed project: Storm Drainage Report, Environmental SEPA Checklist

Application received: September 4, 2018

Date application deemed complete: October 5, 2018

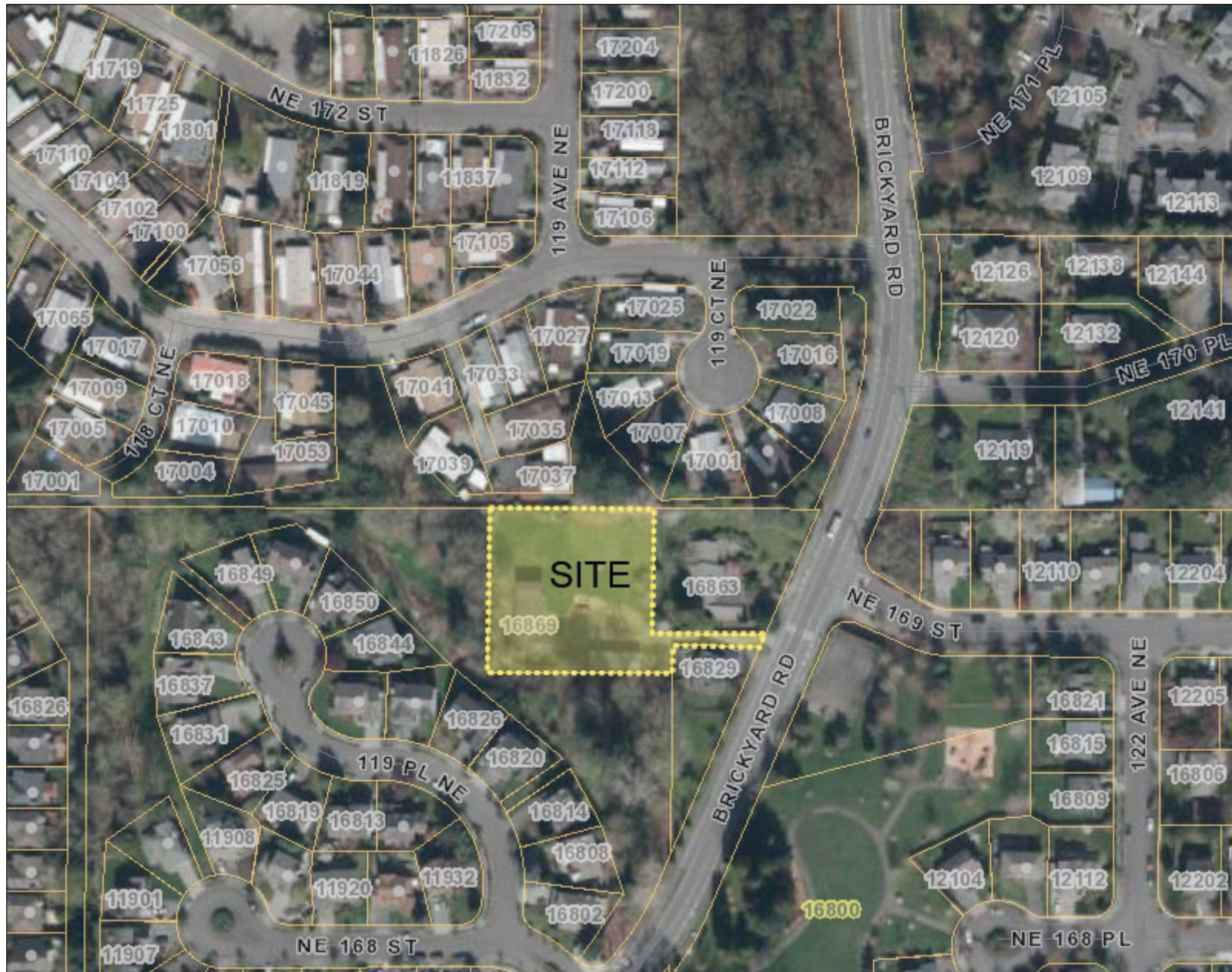
A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to Kris Sorensen, Planner kris.sorensen@bothellwa.gov at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.



Tang PUD Preliminary Plat



Legend

Address

- Active Address
- Assigned Address
- Utility Address

Parcel

- Bothell
- Outside Bothell

2015-Mar Ortho (Bothell)

Notes

353 0 177 353

Feet

1: 2,120



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.